

**Beattie Road Subdivision  
Tax Map Parcel: 55-1-42.4  
Town of New Windsor**

**PROJECT DESCRIPTION:**

The existing parcel consists of 93.12 acres located on both sides of Beattie Road, approximately 1,500 feet east of the intersection of McLean Drive with Beattie Road. The existing parcel is proposed to be subdivided into 31 residential lots with the largest lot having 5.27 acres and the smallest 1.84 acres.

***ROAD ACCESS:***

The proposed lots located to the southern portion of the property, totaling 24 lots, will have access to Beattie Road, which is a Town road having a width of approximately 20 feet, via a proposed network of roads including two cul-de-sacs and a loop road all to be dedicated to the Town. The cul-de-sac located north of this portion, closest to Beattie Road provides access for three lots and extends approximately 550 feet and the cul-de-sac located to the back of the property provides access for ten lots and extends approximately 1,050 feet, which is the maximum length permitted by the code. The proposed road entrance location is at the approved driveway entrance locations for two lots previously approved by the town in 2005.

The proposed lots to the north will have access through a proposed Town road located approximately 125 feet east of the existing gravel drive. This road will provided access for four of the proposed lots and will extend approximately 542 feet ending in a cul-de-sac. The remaining three lots will have access to Beattie Road through private driveways. For photos of site views from the proposed cul-de-sac road please refer to the photos below.



Looking left from proposed cul-de-sac road entrance.



Looking right from proposed cul-de-sac road entrance.

*WATER & SEWER:*

Each lot will be serviced by individual septic systems and wells. Septic systems will be designed in accordance with required Orange County Health Department regulations by a licensed professional engineer. Preliminary soil testing onsite indicated overall soils located onsite are acceptable for use as subsurface sewage disposal systems. Locations for wells and septic systems will be based upon separation distances required by the Orange County Department of Health.

*ZONING:*

The parcel is currently zoned R-1, rural residential which allows for the development of residential lots having a minimum lot area of 1.837 acres (80,000SF). As proposed the project does not require any variances.

*FIRE DISTRICT:*

Fire protection for the proposed lots will be through the Washingtonville Fire Department.

*SCHOOL DISTRICT:*

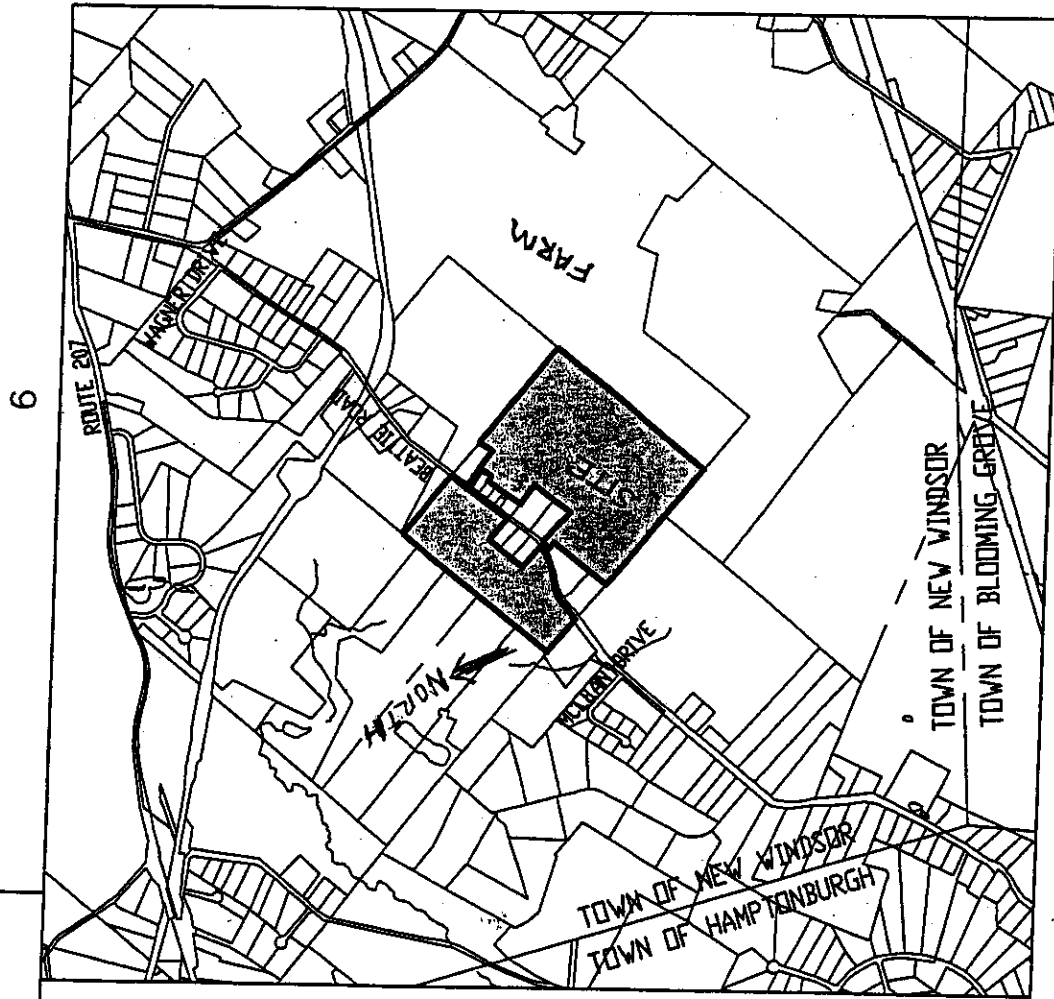
The parcel is located within the Washingtonville school district. Assuming there will be 2.5 children per household this would add approximately 77.5 children to the school district.

**EXISTING SITE CONDITIONS:**

*WETLANDS/ENVIRONMENTAL IMPACTS:*

There is a federal wetland located throughout the middle of the property on both sides of Beattie Road totaling approximately 11.63 acres. There is a proposed disturbance of approximately 3,479 SF (0.08 acres) for the construction of the road on the property located to the south of Beattie Road. There is also a stream running through the property to the south of Beattie Road. Correspondence from the NYSDEC verified the stream classification to be Class C, which requires no permits to be obtained.

A NYSDEC freshwater wetland is shown along the western boundary of the property south of Beattie Road. Neither the wetland nor its 100-ft. buffer is proposed to be disturbed.



LOCATION MAP:

SCALE: 1"=2,000 FT